

**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES  
STATE OF HAWAII  
1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

**FINAL**  
**HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)**  
**PUBLIC REPORT**

on  
KON TIKI HOTEL ANNEX  
235 Liliuokalani Avenue  
Honolulu, Hawaii

REGISTRATION NO. 323

**IMPORTANT — Read This Report Before Buying**

**This Report Is Not an Approval or Disapproval of This Condominium Project**

It reflects information obtained by the Real Estate Commission in its investigation of the project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project until

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued: June 15, 1970  
Expires: July 15, 1971

SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser or prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED FEBRUARY 11, 1970 AND INFORMATION SUBSEQUENTLY FILED AS LATE AS JUNE 2, 1970. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on Registration No. 323 dated April 2, 1970, the Developer has prepared, assembled and forwarded additional information to that filed in the February 11, 1970 submittal. This Final Public Report is made a part of the registration on KON TIKI HOTEL ANNEX condominium project, Registration No. 323. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers receiving the Preliminary Public Report (yellow paper stock) on Registration No. 323.

Securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the issuance of this Final Public Report.
3. Advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The buildings were completed in 1960 and are now being converted to condominium.
5. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime, executed February 11, 1970, together with the By-Laws of Association of Apartment Owners, was filed in the Land Court, State of Hawaii, as Document No. 501776 and noted on Transfer Certificate of Title No. 76,025. The Recording Officer has designated Condominium Map No. 99 to the project on May 25, 1970.

6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
7. This Final Public Report automatically expires thirteen (13) months after the date of issuance, June 15, 1970, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information disclosed in the Commission's Preliminary Public Report of April 2, 1970 in the topical headings have not been substantially disturbed, but Developer reports the following information.

DESCRIPTION: The Developer has submitted a change in the name of the project in the following particular:

The building complex is now referred to as KON TIKI HOTEL ANNEX and not THE MIRAGE ANNEX under which the Preliminary Public Report was issued.

ENCUMBRANCES AGAINST TITLE: The Developer has submitted to the Commission a copy of a continuation of search of title dated May 27, 1970 prepared by Long and Melone, Ltd. Said report certifies that the abstractor has examined the records from and including June 27, 1969 (the date of the Title Search submitted October 1, 1969 and finds no other or further liens or encumbrances against title as of May 25, 1970 save and except the following:


Assignment of Lease from Waikiki Ebttide to Hawaii Capital Fund, Ltd., filed as Document No. 501775. Declaration of Horizontal Property Regime of the Kon Tiki Hotel dated February 11, 1970, filed in the Land Court, State of Hawaii, as Document No. 501776, and By-Laws attached thereto. Condominium Map No. 99 showing lay-out, location, etc., recorded on May 25, 1970. Real Property Taxes for the fiscal year July 1, 1969 through June 30, 1970 will be due on June 10, 1970 (As the credits of the Office of the Tax Assessor have not been posted to date, it is possible that the 2nd installment has been paid).

PURCHASE MONEY HANDLING: The Developer has filed with the Commission, a new Escrow Agreement dated April 13, 1970, entered into with AMERICAN ABSTRACT AND ESCROW, INC., which replaces National Escrow & Title Corporation as Escrow.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the

required Notice of Intention submitted February 11, 1970, and information subsequently filed as late as June 2, 1970. The information disclosed in the Commission's Preliminary Public Report of April 2, 1970 should be carefully reviewed by purchaser and prospective purchaser.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 323 filed with the Commission on February 11, 1970. This report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be white in color.

  
HERBERT S. ISONAGA, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

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Distribution:

DEPARTMENT OF TAXATION  
BUREAU OF CONVEYANCES  
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

June 15, 1970  
Registration No. 323

